



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION

2612 Essex Place
January 16, 2013

Application: Demolition

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10411024200

Applicant: Mitch Hodge, architect

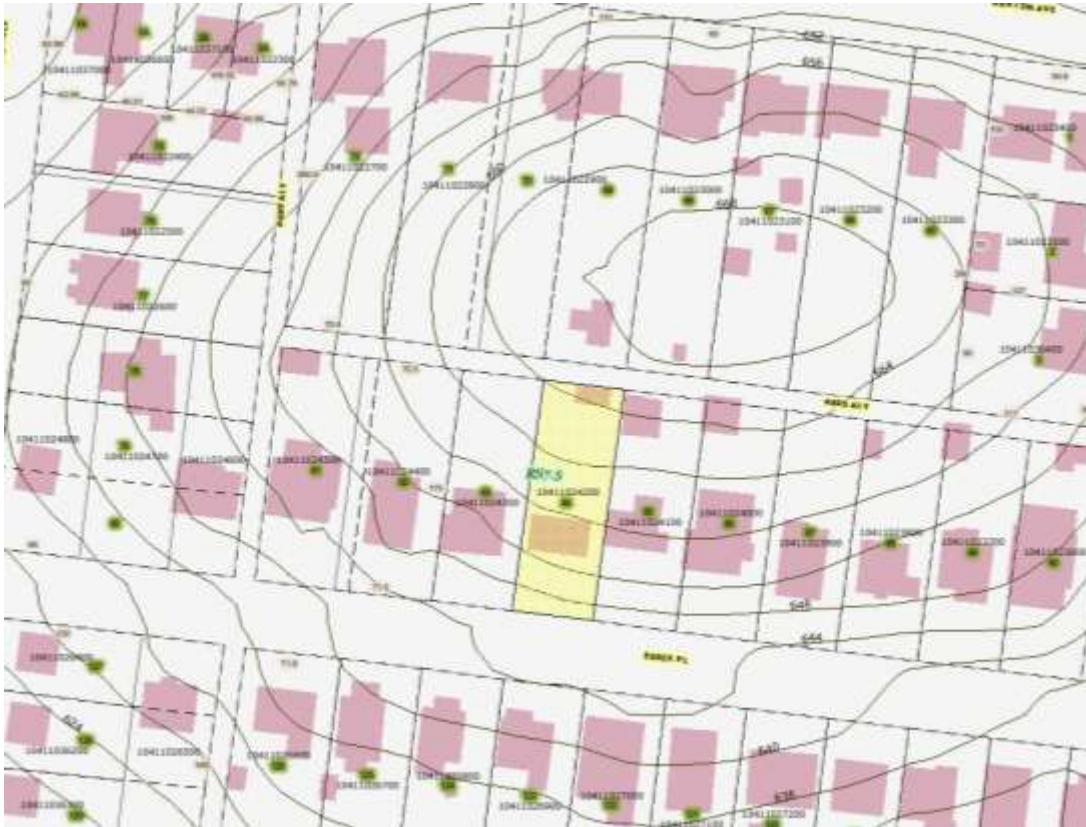
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The applicant proposes to demolish a non-contributing structure.

Recommendation Summary: Staff recommends approval of the demolition of the non-contributing structure, finding the proposal to meet guideline III.B.2.b of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 2612 Essex Place is a one-story brick veneer single-family dwelling constructed circa 1950.

Analysis and Findings:

The applicant proposes to demolish the non-contributing single-family dwelling. Demolition meets section III.B.2.b for appropriate demolition as the building was constructed much later than the other buildings in the immediate context. Character defining features of surrounding buildings such as wide overhanging eaves, and stone foundations are not found on this building. The windows exhibit more of a horizontal orientation than the vertical orientation as seen on surrounding buildings, and the roof slope is lower than typically found in the district.

Although post World War II buildings, such as this one, were used for infill in existing neighborhoods, the best examples of this type of architecture in Nashville are typically found where the development of this style is in clusters. Staff recommends retaining this style of home in later developed areas and allowing infill examples of this type to make way for newer forms of infill that better fit the immediate context.

Staff recommends approval of the demolition of the non-contributing structure, finding the proposal to meet guideline III.B.2.b of the Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines.

